

New Orleans Historic District Landmarks Commission  
Meeting Minutes

Date: November 10, 2016

Location: Homeland Security Conference Room, Room 8E10, 1300 Perdido Street, New Orleans, LA 70112

Called to order: 1:05 p.m.

Adjourned: 3:30 p.m.

Commissioners present: Jesse LeBlanc, Greg Hackenberg, Ed deMontluzin, Jeanne Nathan, Heather Szapary, Renee Lapeyrolerie, Calvin Alexander, Tony French, Westley Bayas, Katye Fayard, Anne Redd

Commissioners arriving after beginning of the meeting:

Commissioners absent: John Deveney, Jennifer Greene, Andrew P. Sanchez

**I. Minutes of the October 13, 2016 meeting**

Motion: Approve the meeting minutes.

By: Heather Szapary

Seconded: Calvin Alexander

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Ed deMontluzin, Jeanne Nathan, Heather Szapary, Renee Lapeyrolerie, Calvin Alexander, Tony French, Westley Bayas, Katye Fayard, Anne Redd

Opposed:

Comments:

**II. Consent Agenda**

Motion: Suspend the rules.

By: Katye Fayard

Seconded: Ed deMontluzin

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Ed deMontluzin, Jeanne Nathan, Heather Szapary, Renee Lapeyrolerie, Calvin Alexander, Tony French, Westley Bayas, Katye Fayard, Anne Redd

Opposed:

Comments:

Motion: Remove Item II. A from the Consent Agenda.

By: Katie Fayard

Seconded: Ed deMontluzin

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Ed deMontluzin, Jeanne Nathan, Heather Szapary, Renee Lapeyrolerie, Calvin Alexander, Tony French, Westley Bayas, Katie Fayard, Anne Redd

Opposed:

Comments:

Motion: Reinstate the rules.

By: Katie Fayard

Seconded: Ed deMontluzin

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Ed deMontluzin, Jeanne Nathan, Heather Szapary, Renee Lapeyrolerie, Calvin Alexander, Tony French, Westley Bayas, Katie Fayard, Anne Redd

Opposed:

Comments:

Motion: Approve the Consent Agenda

By: Ed de Montluzin

Seconded: Calvin Alexander

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Ed deMontluzin, Jeanne Nathan, Heather Szapary, Renee Lapeyrolerie, Calvin Alexander, Tony French, Westley Bayas, Katie Fayard, Anne Redd

Opposed:

- REMOVED FROM CONSENT AGENDA**
- A. 1427 Esplanade Ave: Christopher Mardis, applicant; Coulon Development LLC, owner; New construction of one-story, single family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-26098-HDLC>
  - B. 2820 St Claude Ave: 2820-26 St Claude Avenue LLC, applicant/owner; Construct sound barrier using shipping containers at rear yard.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-28972-HDLC>
  - C. 6221-6223 Dauphine St (44192 Dauphine-official parcel): Machi Medrzycki, applicant; Lahasky Enterprises, LLC, owner; New construction of one-story, single family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-31195-HDLC>
  - D. 1006 Washington Ave: Rick A. Fifield, applicant; William T Keller, Tara Cotta LLC, owner; Renovate existing landmark building and porch addition to existing rear service wing.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-31771-HDLC>
  - E. 2423 Decatur St: Rick A. Fifield, applicant; James L Jr Monaghan, owner; Construct camelback addition to one-story single family residential building  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-34291-HDLC>
  - F. 3015 N Rampart St: Ammar Eloueiini, applicant; Fontaine A Wells, Aaron L Edsinger, owner; Construct new one-story, single-family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-34328-HDLC>

- G. 3609 St Claude Ave: Loretta Katherine Harmon, applicant; Nola Home Restorations LLC, Quality Recycling LLC, owner; Renovation of existing one-story commercial building including addition of second floor.

<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-34595-HDLC>

- H. 1331-1333 St Philip St, 1012-1014 Marais St: Alexander Adamick, applicant; George Juanita W De, Sheryl D Molter, owner; Demolition of accessory structure in rear, renovation of existing two-story mixed use building to include two-and-half story addition.

<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-34633-HDLC>

**A. 1427 Esplanade Avenue**

Application: New construction of six-unit, three-story residential building.

Motion: Grant conceptual approval of the massing with the details to be worked out at the ARC level. The ARC has requested review of the project details before forwarding the drawings to the Staff for review.

By: Renee Lapeyrolerie

Seconded: Calvin Alexander

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Ed deMontluzin, Jeanne Nathan, Heather Szapary, Renee Lapeyrolerie, Calvin Alexander, Tony French, Westley Bayas, Katye Fayard, Anne Redd

Opposed:

Comments: Al Robert, Jr. spoke in opposition to the proposal.

**III. Old Business Work Applications**

**A. 1423 Esplanade Avenue**

Application: New construction of three-story 11,190 SF multi-family residential building.

Motion: Deny application.

By: Renee Lapeyrolerie

Seconded: Jeanne Nathan

Result: Passed

In favor: Ed deMontluzin, Jeanne Nathan, Heather Szapary, Renee Lapeyrolerie, Tony French, Westley Bayas, Katye Fayard, Anne Redd

Opposed: Greg Hackenberg, Calvin Alexander

Comments: Al Robert, Jr. spoke in opposition to the proposal.

#### IV. New Business Work Applications

A. 1519 Robert C. Blakes, Sr. Drive

Application: Raise building from existing elevation to 8' to create a second dwelling unit as per plans.

Motion: Approve application.

By: Greg Hackenberg

Seconded: Katie Fayard

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Ed deMontluzin, Jeanne Nathan, Heather Szapary, Renee Lapeyrolerie, Calvin Alexander, Tony French, Westley Bayas, Katie Fayard, Anne Redd

Opposed:

B. 730 Fourth Street

Application: Remove existing pane over panel door and install inappropriate arched doors.

Motion: Defer action on the application to the December Commission meeting.

By: Renee Lapeyrolerie

Seconded: Heather Szapary

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Ed deMontluzin, Jeanne Nathan, Heather Szapary, Renee Lapeyrolerie, Calvin Alexander, Tony French, Westley Bayas, Katie Fayard, Anne Redd

Opposed:

Comments:

C. 2216 Magazine Street

Application: Appeal of ARC denial to enclose side gallery.

Motion: Deny application.

By: Greg Hackenberg

Seconded: Anne Redd

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Ed deMontluzin, Jeanne Nathan, Heather Szapary, Renee Lapeyrolerie, Calvin Alexander, Tony French, Westley Bayas, Katie Fayard, Anne Redd

Opposed:

Comments:

D. 915 Louisiana Avenue

Application: Retention of the demolition of one-story residential building and new construction of two-story residential building. The Commission may issue a single fine of not less than one thousand dollars nor more than ten thousand dollars in conjunction with this application in accordance with La. R.S. 25:740.

Motion: Grant retention of the demolition and conceptual approval of the new construction with the details to be worked out at the Staff level. The Commission issued a fine of \$10,000.00 to be paid prior to the release of permits.

By: Greg Hackenberg

Seconded: Katie Fayard

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Ed deMontluzin, Jeanne Nathan, Heather Szapary, Renee Lapeyrolerie, Calvin Alexander, Tony French, Westley Bayas, Katie Fayard, Anne Redd

## **V. New Business Demolition Applications**

### **A. 935 N. Broad Street**

Application: This item was withdrawn.

### **B. 5236 Burgundy Street**

Application: Demolition of building.

Motion: Deny application.

By: Calvin Alexander

Seconded: Jeanne Nathan

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Ed deMontluzin, Jeanne Nathan, Heather Szapary, Renee Lapeyrolerie, Calvin Alexander, Tony French, Westley Bayas, Katye Fayard, Anne Redd

Opposed: Renee Lapeyrolerie

Comments:

## **V. Old Business Retention Applications**

### **A. 3145 N. Villere Street**

Application: This item was withdrawn.

## **VI. New Business Retention Applications**

### **A. 6301 Dauphine Street**

Application: This item was withdrawn

### **B. 1236 Alvar Street**

Application: This item was withdrawn

### **C. 1227 Bartholomew Street**

Application: This item was withdrawn

### **D. 938 Congress Street**

Application: Retention of inappropriate security doors installed without a CofA.

Motion: Deny the application for retention.

By: Tony French

Seconded: Katye Fayard

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Ed deMontluzin, Jeanne Nathan, Heather Szapary, Renee Lapeyrolerie, Calvin Alexander, Tony French, Westley Bayas, Katye Fayard, Anne Redd

Opposed:

Comments:

E. 2045 Magazine Street

Application: Retention of inappropriate plastic, internally illuminated, hanging sign installed without a CofA.

Motion: Deny application.

By: Katye Fayard

Seconded: Westley Bayas

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Ed deMontluzin, Jeanne Nathan, Heather Szapary, Renee Lapeyrolerie, Calvin Alexander, Tony French, Westley Bayas, Katye Fayard, Anne Redd

Opposed:

Comments

F. 3260 St. Thomas Street

Application: This item was withdrawn.

**VII. HDLC Reports and Communications**

A. Approve 2017 New Orleans HDLC meeting dates and deadlines.

Motion: Approve the 2017 Calendar

By: Calvin Alexander

Seconded: Tony French

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Ed deMontluzin, Jeanne Nathan, Heather Szapary, Renee Lapeyrolerie, Calvin Alexander, Tony French, Westley Bayas, Katye Fayard, Anne Redd

Opposed:

Comments

The meeting was adjourned at 3:30 p.m.